



March 7, 2007

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Viridiana Garcia
1354 Monterey Avenue
Ontario, CA 91671

**RE: PROJECT NO. R2005-04132-(2)
CONDITIONAL USE PERMIT NO. 200600074-(2)
4315 E. COMPTON BOULEVARD, EAST COMPTON**

Dear Applicant:

The Regional Planning Commission, by its action of March 7, 2007, **DENIED** the above described conditional use permit.

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant.

If no appeal is made during this 15-day period, the Regional Planning Commission action is final. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6435.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Russell J. Fricano

Russell J. Fricano, PhD. AICP, Supervising Regional Planner
Zoning Permits II Section

Enclosures: Findings

c: Board of Supervisors; Zoning Enforcement; Testifiers

RJF:NS

Hearing Footage: February 14, 2007 XXXT2B 001-448XXX

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

REGIONAL PLANNING COMMISSION HEARING DATES: FEBRUARY 14, 2007

SYNOPSIS:

The applicant is requesting a Conditional Use Permit to authorize the construction, use, and maintenance of a new 1,845-square foot single-family residence on a 2,500-square foot substandard-sized vacant lot located at 4315 E. Compton Boulevard, in the C-3 (Unlimited Commercial) zone.

PROCEEDINGS BEFORE THE COMMISSION:

February 14, 2007 Public Hearing

A duly noticed public hearing was held before the Regional Planning Commission. All Commissioners were present. The applicant's representative, Ms. Viridiana Garcia, was sworn in and testified in favor of the project. She stated that the previous owner tried to establish a commercial use on the property; however, the project could not meet the development standards of the zoning code, and the property was sold to the applicant. One person, Ms. Sinetta Forley, testified in opposition to the project. According to the testifier, the size of the proposed residence would be too large for the small lot, so children would not be able to play outside. She asserted that there are many small retail uses in the neighborhood, and the subject property should be kept for commercial development. She also testified that she has worked for state housing, and speaking from her experience, it would not be desirable to place so many people in the same house. In rebuttal, the applicant's representative testified that there is a park where children can play located one block from the subject property.

The Commission recognized that there is a need for housing; however, the proposed project as designed would be undesirable, since inadequate number of bathrooms is provided in relation to the number of the proposed bedrooms, and the proposed family rooms could be easily converted to additional bedrooms. The Commission indicated that the project being located on a busy street, together with a lack of ample play area, might not be a safe environment for children. The Commission also discussed that a single-family dwelling use on this substandard-sized parcel in the C-3 zone would not be compatible with the existing land use pattern of the neighborhood; therefore, the property should be reserved for a future commercial or mixed-use project.

There being no further testimony, the Regional Planning Commission voted (5-0) to close the public hearing, indicated its intent to deny the Conditional Use Permit and directed staff to prepare findings for denial of the project.

Findings

1. The applicant is requesting a Conditional Use Permit to authorize the construction, use, and maintenance of a new single-family residence on a vacant lot in the C-3 (Unlimited Commercial) zone.

2. The subject project is located at 4315 E. Compton Boulevard, within the unincorporated community of East Compton, in the East Compton Zoned District.
3. The subject property is a 2,500-square foot, level, rectangular-shaped parcel, having 25 feet in width along Compton Boulevard, and 100 feet in depth. The parcel is currently vacant.
4. The subject property is zoned C-3 (Unlimited Commercial).
5. The surrounding properties are zoned as follows:
 - North: R-2 (Two-Family Residential)
 - South: C-3 (Unlimited Commercial)
 - East: C-3 (Unlimited Commercial)
 - West: C-3 (Unlimited Commercial)
6. The subject property is improved with concrete pavement and six-foot wrought iron fences and gates on the property lines along Compton Boulevard and the 20-foot alley. The property and is currently vacant.
7. Surrounding land uses are as follows:
 - North: Single- and Multi-Family Dwellings
 - South: Vacant Land, Parking Lot, Single- and Multi-Family Dwellings
 - East: Auto Repair Shop, Retail
 - West: Retail, Single- and Multi-Family Dwellings
8. The following cases are associated with the subject property:
 - Project No. R2005-04132, Certificate of Compliance No. 200500469: A Certificate of Compliance for the West One-Half of Lot 140, Tract No. 10377, was recorded on January 23, 2006.
 - Project No. R2005-04132, Plot Plan No. 200501462: A Plot Plan Review application for the construction of a 1,040-square foot office building was withdrawn by the applicant on September 13, 2006.
9. The subject property is designated as Major Commercial (C), in the County of Los Angeles General Plan. The land uses intended within the classification include central business districts, regional office complex, major shopping malls and centers, major commercial recreation facilities and range of mixed retail and service activities. Community and neighborhood-serving commercial uses can be established at locations, which conveniently serve local markets. The subject project is not located within a Community Plan area, in which the areawide land use classifications based on the specific characteristics of the community are established.

10. The site plan depicts a new single-family residence on a 2,500-square foot vacant lot having a frontage of 25 feet along Compton Boulevard and a depth of 100 feet in C-3 zone. The property abuts a 20-foot wide alley to the north. The proposed project is a two-story, 1,845-square foot residential building with an attached two-car garage accessed via the 20-foot wide alley. It consists of the first-level floor area of 769.5 square feet, second-level floor area of 1,075 square feet, and a 380-square foot two car garage. It has four bedrooms and two bathrooms.

The project provides a 20-foot front yard setback, an 18-foot 2-inch rear yard setback, and three-foot side yard setbacks. A six-foot wrought iron fence and gate is proposed in the front yard in lieu of the maximum of three and one-half feet. The height of the building is 21 feet 9 inches. The subject project is located within East Compton Community Standards District.

11. Pursuant to Section 22.28.210 of the Zoning Code, a Conditional Use Permit must first be obtained in order to establish a single-family residence on a property located in a C-3 zone (Unlimited Commercial Zone). In addition, development within the East Compton Community Standards District (CSD) must be in conformance with the development standards pursuant to the provisions of Section 22.44.112.
12. Front yard shall be at least 10 feet in depth for properties abutting streets with right-of-way widths of at least 80 feet. The site plan depicts the front yard setback of 20 feet from the property line that abuts the 90-foot wide Compton Boulevard.
13. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52 of Title 22. (22.52.1180 A.1); each single-family residence, two covered standard automobile parking spaces per dwelling unit shall be provided. The site plan depicts two covered parking spaces provided within an attached garage. The garage will be located in the rear of the building and accessed via the 20-foot alley.
14. All new improvements made in one year which exceed 25 percent of the current market value of the structure involved are subject to design review by the Community Development Commission (CDC) and Department of Regional Planning. The applicant submitted the proposed plan to CDC, which concluded that the project is in conformance with the Community Redevelopment Plan of the area and is compatible with nearby properties.
15. The use of mixed materials, and light earth tones and muted pastel colors for primary building are recommended, and chain-link, barbed and concertina wire fences are prohibited. The façade of the building consists of stucco walls, dual glazed lattice windows with cement-coated foam moldings, and a solid front door and garage door in unspecified materials. The exterior walls are light earth tone with trims in accent colors. The roof is covered with asphalt shingles. The applicant is proposing 6-foot high masonry walls in the side yard, and 6-foot high wrought

iron fences in the front and rear yard. No awnings and/or mechanical equipment are depicted on the plan.

16. The total floor area in all the buildings on any one parcel of land shall not exceed 13 times the buildable area of such parcel of land. The required yard setback for the subject parcel of land is 10 feet in the front yard and 0 foot in the side and rear yards, as this is a commercially zoned property; thus, the buildable area of the land is 2,250 square feet. The proposed project will have the floor area of 1,845 square feet, which is computed as 0.82 times the buildable area.
17. The development standards for C-3 zone are "reserved," by the East Compton CSD, which indicate the project is subject to Section 22.28.220, the development standards of C-3 zone. The lot coverage shall not exceed 90 percent of the net area, and a minimum of 10 percent of the net area shall be landscaped. The building coverage for the subject project is 1,150 square foot, which provides the lot coverage of 46 percent. The plan depicts the landscaping area of nearly 20% of the net lot area. No outside display or outside storage is proposed with this application.
18. The interior side yard may be equal to 10 percent of the average width but in no event less than three feet in width where a parcel of land is less than 50 feet in width. The project will provide three feet side yard setbacks with 6-inch eave overhang. The proposed project is in conformance with the regulations set forth by this section of the code.
19. Fences and walls within a required front yard shall not exceed a height of three and one-half feet. The site plan depicts a six-foot high wrought iron fence along the property line abutting Compton Boulevard. Section 22.56.110 of the code allows the decision maker to modify regulations prescribed in the code with the approval of the Conditional Use Permit.
20. Pursuant to the provisions of Section 22.60.174 of the County Code, the Notice of Public Hearing was advertised in the La Opinion on January 9, 2007, and Los Angeles Sentinel on January 11, 2007. A total of 168 public hearing notices regarding the subject application were mailed out to the owners of properties located within the 500-foot radius of the subject property on January 8, 2007. Two notices were also sent to the local community groups and residents on the East Compton Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing, Factual Sheet, and Burden of Proof were forwarded to Compton County Library located at 240 W. Compton Boulevard, on January 8, 2007. The same information materials were also posted on the Department of Regional Planning's Website.

Pursuant to Section 22.60.175 of the County Code, the applicant shall post the public hearing notice on the property no less than 30 days prior to the public

hearing date. Staff received the Certificate of Posting stating that the Notice of Public Hearing was posted on January 13, 2007, and photos from the applicant's agent.

21. One person testified in opposition to the project, citing that the size of the proposed residence would be too large for the undersized lot, which leaves no place for children to play. She requested that the subject property should be reserved for commercial development.
22. The Commission finds that the subject project as proposed is inappropriate at this location, due to issues concerning overcrowding and building design.
23. The Commission also finds that a single-family dwelling on this substandard-sized parcel in the C-3 zone would not be compatible with the existing land use pattern of the neighborhood, and the commercially zoned property along Compton Boulevard should be preserved for a future commercial or mixed-use project.
24. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits II Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the applicant has failed to substantiate to the satisfaction of the Commission that the requested use will be consistent with the adopted general plan for the area consisting of the Countywide General Plan;
- B. That the applicant has failed to substantiate to the satisfaction of the Commission that the requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is not adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code for the use as proposed, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing does not substantiate the required findings and burden of proof for a

conditional use permit as set forth in Sections 22.56.040 and 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

In view of the findings of fact and conclusions presented above, Project Number R2005-04132-(2), Conditional Use Permit No. 200600074-(2) is **DENIED**.

VOTE: 5-0-0

Concurring: Valadez, Modugno, Bellamy, Helsley, and Rew

Dissenting:

Abstaining:

Absent:

Action Date: March 7, 2007

RJF:NS
03/14/07



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NO. R2005-04132-(2)

CONDITIONAL USE PERMIT CASE NO. 200600074

RPC/HO MEETING

DATE

March 7, 2007

CONTINUE TO

AGENDA ITEM

7

PUBLIC HEARING DATE

February 14, 2007

APPLICANT

Noe Hernandez/Victor Orozco

OWNER

Rosa E. Garcia

REPRESENTATIVE

Viridiana Garcia

REQUEST

Conditional Use Permit: To authorize the construction, use, and maintenance of a new single-family residence in a vacant lot in the C-3 zone.

LOCATION/ADDRESS

4315 E. Compton Boulevard, East Compton

ZONED DISTRICT

East Compton

COMMUNITY

East Compton

ACCESS

Near Northwest Corner of Compton Boulevard and Cookacre Street

EXISTING ZONING

C-3 (Unlimited Commercial)

SIZE

2,500 sq. ft.

EXISTING LAND USE

Vacant Lot

SHAPE

Rectangular

TOPOGRAPHY

Level

SURROUNDING LAND USES & ZONING

North: Single-Family Dwellings – R-2 (Two-Family Residential)

East: Commercial – C-3 (Unlimited Commercial)

South: Commercial – C-3 (Unlimited Commercial)

West: Commercial, Single-Family Dwellings – C-3 (Unlimited Commercial)

GENERAL PLAN

DESIGNATION

MAXIMUM DENSITY

CONSISTENCY

Countywide

C (Major Commercial)

N/A

See Staff Report

No Community Plan

N/A

N/A

N/A

ENVIRONMENTAL STATUS

Categorical Exemption

DESCRIPTION OF SITE PLAN

The site plan depicts a new single-family residence on a 2,500-square foot vacant lot having a frontage of 25 feet along Compton Boulevard, a frontage of 25 feet along a 20-foot wide alley, and a depth of 100 feet in C-3 zone. The proposed project is a two-story, 1,844.50-square foot residential building with an attached two-car garage accessed via the 20-foot wide alley on the north of the property. The subject project is located within East Compton Community Standards District.

KEY ISSUES

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.
- Satisfaction of Section 22.44.112 of Title 22 of the Los Angeles County Code, East Compton Community Standards District.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON

RPC HEARING DATE(S)

RPC ACTION DATE

RPC RECOMMENDATION

MEMBERS VOTING AYE

MEMBERS VOTING NO

MEMBERS ABSTAINING

STAFF RECOMMENDATION (PRIOR TO HEARING)

SPEAKERS*

(O)

(F)

PETITIONS

(O)

(F)

LETTERS

(O)

(F)

*(O) = Opponents (F) = In Favor

PROJECT NO. R2005-04132-(2)
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- A. That the applicant has failed to substantiate to the satisfaction of the Commission that the requested use will be consistent with the adopted general plan for the area consisting of the Countywide General Plan;
- B. That the applicant has failed to substantiate to the satisfaction of the Commission that the requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is not adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code for the use as proposed, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing does not substantiate the required findings and burden of proof for a

conditional use permit as set forth in Sections 22.56.040 and 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

In view of the findings of fact and conclusions presented above, Project Number R2005-04132-(2), Conditional Use Permit No. 200600074-(2) is **DENIED**.

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

RJF:NS
00/00/07

RPC MEETING DATE
February 14, 2007

AGENDA ITEM NO. 9

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: R2005-04132-(2)

CASE NO: Conditional Use Permit No. 200600074-(2)

CONTACT PERSON: Natsue Sheppard

- ☒ STAFF REPORT
- ☒ DRAFT CONDITIONS (If Recommended for Approval)
- ☐ DRAFT FINDINGS FOR DENIAL (If Land Division Case Recommended For Denial)
- ☒ BURDEN OF PROOF STATEMENT (Zoning or Plan Amendment Requests)
- ☒ ENVIRONMENTAL DOCUMENTATION
- ☒ THOMAS BROTHERS MAP (Identifying Subject Property)
- ☒ LAND USE RADIUS MAP
- ☒ SITE PLAN
- ☒ PHOTOGRAPHS
- ☐ CORRESPONDENCE
- ☒ FACTUAL
- ☐ MITIGATION MONITORING PROGRAM
- ☐ _____

Reviewed By: Russell J. Furman



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NO. R2005-04132-(2)

CONDITIONAL USE PERMIT CASE NO. 200600074

| | |
|--|-------------|
| RPC/HO MEETING DATE | CONTINUE TO |
| AGENDA ITEM | |
| PUBLIC HEARING DATE February 14, 2007 | |

| | | | |
|---|--|---|--|
| APPLICANT Noe Hernandez/Victor Orozco | OWNER Rosa E. Garcia | REPRESENTATIVE Viridiana Garcia | |
| REQUEST <i>Conditional Use Permit.</i> To authorize the construction, use, and maintenance of a new single-family residence in a vacant lot in the C-3 zone. | | | |
| LOCATION/ADDRESS 4315 E. Compton Boulevard, East Compton | | ZONED DISTRICT East Compton | |
| ACCESS Near Northwest Corner of Compton Boulevard and Cookacre Street | | COMMUNITY East Compton | |
| | | EXISTING ZONING C-3 (Unlimited Commercial) | |
| SIZE 2,500 sq. ft. | EXISTING LAND USE Vacant Lot | SHAPE Rectangular | TOPOGRAPHY Level |
| SURROUNDING LAND USES & ZONING North: Single-Family Dwellings – R-2 (Two-Family Residential) South: Commercial – C-3 (Unlimited Commercial) | | East: Commercial – C-3 (Unlimited Commercial) West: Commercial, Single-Family Dwellings – C-3 (Unlimited Commercial) | |
| GENERAL PLAN Countywide | DESIGNATION C (Major Commercial) | MAXIMUM DENSITY N/A | CONSISTENCY See Staff Report |
| No Community Plan | N/A | N/A | N/A |
| ENVIRONMENTAL STATUS Categorical Exemption | | | |
| DESCRIPTION OF SITE PLAN The site plan depicts a new single-family residence on a 2,500-square foot vacant lot having a frontage of 25 feet along Compton Boulevard, a frontage of 25 feet along a 20-foot wide alley, and a depth of 100 feet in C-3 zone. The proposed project is a two-story, 1,844.50-square foot residential building with an attached two-car garage accessed via the 20-foot wide alley on the north of the property. The subject project is located within East Compton Community Standards District. | | | |
| KEY ISSUES <ul style="list-style-type: none">Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.Satisfaction of Section 22.44.112 of Title 22 of the Los Angeles County Code, East Compton Community Standards District. | | | |

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

| | | |
|--|-----------------------------|---------------------------|
| STAFF CONTACT PERSON | | |
| RPC HEARING DATE(S) | RPC ACTION DATE | RPC RECOMMENDATION |
| MEMBERS VOTING AYE | MEMBERS VOTING NO | MEMBERS ABSTAINING |
| STAFF RECOMMENDATION (PRIOR TO HEARING) | | |
| SPEAKERS* (O) (F) | PETITIONS (O) (F) | LETTERS (O) (F) |

*(O) = Opponents (F) = In Favor

Subject: _____
Property: _____

Subject: _____
Property: _____

STAFF ANALYSIS
PROJECT NO. R2005-04132-(2)
CONDITIONAL USE PERMIT NO. 200600074-(2)

PROJECT NUMBER
R2005-04132-(2)

CASE NUMBER
Conditional Use Permit No. 200600074-(2)

SUMMARY OF ISSUES

The subject Conditional Use Permit request is to establish a single-family residence in a C-3 (Unlimited Commercial) zone within the area designated as Major Commercial by the Los Angeles County General Plan. Staff finds the project consistent with the relevant policies of the General Plan and the East Compton Redevelopment Plan. The proposal also reduces blight, provides housing opportunities, and is consistent with prevailing development patterns and most provisions of the East Compton Community Standards District. For these reasons, Staff is recommending approval.

OVERVIEW OF THE PROPOSED PROJECT

The applicant is requesting a Conditional Use Permit to authorize the construction, use, and maintenance of a new single-family residence on a vacant lot in the C-3 (Unlimited Commercial) zone. The proposed two-story, 1,845-square foot residential building will be constructed on a 2,500-square foot substandard-sized lot.

DESCRIPTION OF SUBJECT PROPERTY

Location:

The subject project is located at 4315 E. Compton Boulevard, within the unincorporated community of East Compton, in the East Compton Zoned District.

Physical Features:

The subject property is a 2,500-square foot, level, rectangular-shaped parcel, having 25 feet in width along Compton Boulevard and a 20-foot alley, and 100 feet in depth. The parcel is currently vacant.

ENTITLEMENT REQUESTED

Pursuant to the Section 22.28.210 of the Los Angeles County code, the applicant is requesting a Conditional Use Permit to authorize the construction, use, and maintenance of a new single-family residence in a vacant lot in the C-3 (Unlimited Commercial) zone.

EXISTING ZONING

Subject Property:

The project site is zoned C-3 (Unlimited Commercial).

Surrounding Properties:

Surrounding properties are zoned as follows:

North: R-2 (Two-Family Residential)
South: C-3 (Unlimited Commercial)
East: C-3 (Unlimited Commercial)
West: C-3 (Unlimited Commercial)

EXISTING LAND USES

Subject Property:

The subject property is improved with concrete pavement and six-foot wrought iron fences and gates on the property lines along Compton Boulevard and the 20-foot alley. The property and is currently vacant.

Surrounding Properties:

Surrounding land uses are as follows:

North: Single- and Multi-Family Dwellings
South: Vacant Land, Parking Lot, Single- and Multi-Family Dwellings
East: Auto Repair Shop, Retail
West: Retail, Single- and Multi-Family Dwellings

The adjoining property to the east is apparently used as an auto repair shop with the signs and inoperable vehicles on the property; however, it seems no business activity has been conducted. Such an automotive-related use in a C-3 zone must be conducted entirely within the building. Staff contacted the Zoning Enforcement Section and learned that a citation for a zoning violation was issued for this adjoining property under EF 060690, for unpermitted uses conducted outside the structures on June 28, 2006.

PREVIOUS CASES/ZONING HISTORY

The following cases are associated with the subject property:

- **Project No. R2005-04132, Certificate of Compliance No. 200500469:** A Certificate of Compliance for the West One-Half of Lot 140, Tract No. 10377, was recorded on January 23, 2006.
- **Project No. R2005-04132, Plot Plan No. 200501462:** A Plot Plan Review application for the construction of a 1,040-square foot office building was withdrawn by the applicant on September 13, 2006.

GENERAL PLAN

The subject property is designated as Major Commercial (C), in the County of Los Angeles General Plan. The land uses intended within the classification include central business districts, regional office complex, major shopping malls and centers, major commercial recreation facilities and range of mixed retail and service activities. Community and neighborhood-serving commercial uses can be established at locations, which conveniently serve local markets. The subject project is not located within a

Community Plan area, in which the areawide land use classifications based on the specific characteristics of the community are established.

The General Plan policies applicable to the subject project are the following:

Policy No. 16 - Substandard Parcels (Page III-13): Prohibit development of existing substandard parcels when it is determined that such development, individually or in combination with adjacent existing and/or proposed development, will significantly increase exposure to immitigable public health and safety hazards.

Policy No. 17 - Substandard Parcels (Page III-13): Discourage the development of existing substandard parcels when it is determined that such development, individually or in combination with adjacent existing and/or proposed development, will result in: (1) significant degradation of natural resources shared by community residents; (2) overburdening of existing and/or planned public services and facilities; and /or (3) disruption of established community character recognized in the plan.

Policy - Housing Quantity (Page IV-31): Encourage a wide range of housing types, prices and ownership forms in new housing developments, particularly housing for low- and moderate-income persons.

The subject property is located in an urbanized area. It is served by major highways, such as Compton Boulevard, Rosecrans Avenue, Atlantic Avenue, and Long Beach Boulevard. It also has an excellent access to multiple freeways, such as Long Beach Freeway (710), Century Freeway (105), and Artesia Freeway (91).

The subject substandard-sized lot has been vacant. The adjoining properties are developed with commercial buildings and owned by separate entities. Despite the C-3 zoning designation, the property, with 25 feet in width and 100 feet in depth in size, is not of sufficient size to establish a commercial use with required parking spaces per development standards of the code. A Plot Plan Review application filed in 2005 to establish a 1,040-square foot office building was subsequently withdrawn, due to the difficulty in providing parking spaces required by the code and the change in ownership.

In order to establish a practical commercial development on the property, an assemblage of several lots would be needed. However, even under this circumstance, the development of a commercial project at this site might not be physically possible. The parcels on the subject block have only 100 feet in depth, and the adjoining residential properties to the north are buffered only by a 20-foot alley. It indicates that the property is not suitable to accommodate commercial uses that generate high vehicular traffic and/or require a large number of parking spaces.

The proposed use of the land as a single-family dwelling is a viable alternative for the C-3 zoned property. Although lower density residential is not the highest use for the zone, it may be one of the few types of uses that the subject property can legally accommodate. The subject property is currently vacant and does not contribute to

public welfare or benefit nor generate any income. The proposed project will increase housing stock needed in the neighborhood.

A single-family residential use is a less-intensive land use. The proposed single-family dwelling project at this location will not deprive of commercial services necessary for the neighborhood nor become a burden on the existing infrastructure.

There are several other single- and multi-family dwellings on C-3 zoned properties on the same block along Compton Boulevard. In addition, the applicant is proposing one dwelling unit on a 2,500-square foot lot; thus, the proposed density is consistent with the adjoining R-2 zone, which requires the minimum lot area of 2,500 square feet per dwelling unit.

The proposed project will be compatible with the existing uses in the immediate vicinity and in harmony with the characteristics of the development in the neighborhood. When appropriately conditioned, it will be consistent with the objectives of the General Plan.

SITE PLAN

The site plan depicts a new single-family residence on a 2,500-square foot vacant lot having frontages of 25 feet along Compton Boulevard and a 20-foot wide alley, and a depth of 100 feet in C-3 zone. The proposed project is a two-story, 1,844.50-square foot residential building with an attached two-car garage accessed via the 20-foot wide alley on the north of the property. It will consist of the first-level floor area of 769.5 square feet, second-level floor area of 1,075 square feet, and a 380-square foot two car garage. It will have four bedrooms and two bathrooms.

The project will provide a 20-foot front yard setback, an 18-foot 2-inch rear yard setback, and three-foot side yard setbacks. A six-foot wrought iron fence and gate is proposed in the front yard in lieu of the maximum of three and one-half feet. The height of the building will be 21 feet 9 inches. The subject project is located within East Compton Community Standards District.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

Pursuant to Section 22.28.210 of the Zoning Code, a Conditional Use Permit must first be obtained in order to establish a single-family residence on a property located in a C-3 zone (Unlimited Commercial Zone).

In addition, development within the East Compton Community Standards District (CSD) must be in conformance with the development standards pursuant to the provisions of Section 22.44.112.

Setbacks (22.44.112 C.1.a., and c.): Front yard shall be at least 10 feet in depth for properties abutting streets with right-of-way widths of at least 80 feet.

The site plan depicts the front yard setback of 20 feet from the property line that abuts the 90-foot wide Compton Boulevard.

Parking (22.44.112 C.2.): Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52 of Title 22. (22.52.1180 A.1): Each single-family residence, two covered standard automobile parking spaces per dwelling unit shall be provided.

The site plan depicts two covered parking spaces provided within an attached garage. The garage will be located in the rear of the building and accessed via the 20-foot alley.

Signs (22.44.112 C.3.): No sign is proposed with this application.

Design Review (22.44.112 C.4.a. and b): All new improvements made in one year which exceed 25 percent of the current market value of the structure involved are subject to design review by the Community Development Commission (CDC) and Department of Regional Planning.

The applicant submitted the proposed plan to CDC, which concluded that the project is in conformance with the Community Redevelopment Plan of the area and is compatible with nearby properties.

Materials, Colors, and Equipment (22.44.112 C.4.c.): The use of mixed materials, and light earth tones and muted pastel colors for primary building are recommended. Chain-link, barbed and concertina wire fences are prohibited.

The façade of the building consists of stucco walls, dual glazed lattice windows with cement-coated foam moldings, and a solid front door and garage door in unspecified materials. The exterior wall will be light earth tone with trims in accent colors. The roof is covered with asphalt shingles. The applicant is proposing 6-foot high masonry walls in the side yard, and 6-foot high wrought iron fences in the front and rear yard. No awnings and/or mechanical equipment are depicted on the plan.

Height Limits (22.44.112 C.6.a.): The total floor area in all the buildings on any one parcel of land shall not exceed 13 times the buildable area of such parcel of land.

The required yard setback for the subject parcel of land is 10 feet in the front yard. Therefore, the buildable area of the land is 2,250 square feet. The proposed project will have the floor area of 1,844.50 square feet, which is computed as 0.82 times the buildable area.

Zone Specific Development Standards (22.44.112 D.1.): The development standards for C-3 zone are "reserved," by the East Compton CSD, which indicate the project is subject to Section 22.28.220, the development standards of C-3 zone. The lot coverage shall not exceed 90 percent of the net area, and a minimum of 10 percent of the net area shall be landscaped.

The building coverage for the subject project is 1,149.50 square foot, which provides the lot coverage of 46 percent. The plan depicts the landscaping area of nearly 20% of the net lot area. No outside display or outside storage is proposed with this application.

Interior Side Yards on Narrow Lots (22.48.100): Where a parcel of land is less than 50 feet in width, the interior side yard may be equal to 10 percent of the average width but in no event less than three feet in width.

The project will provide three feet side yard setbacks with 6-inch eave overhang. The proposed project is in conformance with the regulations set forth by this section of the code.

Fences and walls (22.48.160 A.): Fences and walls within a required front yard shall not exceed a height of three and one-half feet.

The site plan depicts a six-foot high wrought iron fence along the property line abutting Compton Boulevard. The applicant is requesting a deviation from the code so that the project will be in harmony with other residential and commercial development along Compton Boulevard. Section 22.56.110 of the code allows the decision maker to modify regulations prescribed in the code with the approval of the Conditional Use Permit.

BURDEN OF PROOF

As required by Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Hearing Officer and/or the Commission, the following facts:

- A. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, wells, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - 2. By other public or private service facilities as are required.

The applicant's responses are attached to this document.

ENVIRONMENTAL DOCUMENTATION

The subject project qualifies for Class 3 Exemption (New Construction or Conversion of Small Structures), as it is proposing the construction of a 1,845-square foot single-family residence within an urbanized area. Staff has determined that a Categorical Exemption is the appropriate environmental documentation under California Environmental Quality Act (CEQA) guidelines and the environmental procedures of the County of Los Angeles for the project.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

Pursuant to the provisions of Section 22.60.174 of the County Code, the Notice of Public Hearing was advertised in the La Opinion on January 9, 2007, and Los Angeles Sentinel on January 11, 2007. A total of 168 public hearing notices regarding the subject application were mailed out to the owners of properties located within the 500-foot radius of the subject property on January 8, 2007. Two notices were also sent to the local community groups and residents on the East Compton Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing, Factual Sheet, and Burden of Proof were forwarded to Compton County Library located at 240 W. Compton Boulevard, on January 8, 2007. The same information materials were also posted on the Department of Regional Planning's Website.

Pursuant to Section 22.60.175 of the County Code, the applicant shall post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received the Certificate of Posting stating that the Notice of Public Hearing was posted on January 13, 2007, and photos from the applicant's agent.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

On January 30, 2007, Staff spoke with the Project Manager for the East Rancho Dominguez Redevelopment Project Area of Community Development Commission. He confirmed that he had reviewed the proposed plan and concluded that the proposed project is in conformance with the East Compton Community Redevelopment Plan and is compatible with the characteristics of the development within the redevelopment area.

As of the time of completion of this report, Staff had not received comments from other public agencies.

PUBLIC COMMENTS

As of the time of completion of this report, staff had not received any public comments.

FIELD INVESTIGATION

The subject property was observed as a vacant lot improved with concrete pavement and six-foot wrought iron fences and gates on the property lines along Compton Boulevard and the 20-foot alley. The fence on the front yard accumulated leaves and trash blown by the wind. Trash was also observed in the rear yard.

Staff recognized the signs of deterioration in commercially developed properties along Compton Boulevard in the neighborhood. The auto repair/body shop adjoining the subject property to the east showed years of deferred maintenance. Paint on the walls was peeled off, and the property was surrounded with masonry walls and wrought iron fences with barbed wires. The commercial properties to the west of the subject property are developed with small storefront retail stores and offices; however, most of them were vacant. Commercially zoned properties across the street of the subject properties were vacant lot and multi-family dwellings.

Staff observed that there were several residential buildings in the C-3 zone along Compton Boulevard. In contrast to the commercial buildings on the block, the residential buildings were properly maintained with fresh paint and some front yard setbacks. No graffiti on the exterior walls was observed.

Residentially zoned properties to the north of the subject project consist of single- and two-family dwellings on quiet, tree-lined streets. These residential properties are well maintained with landscaping in the front yards.

Dominguez Plaza Shopping Center, which consists of a supermarket, coin laundry, donuts shop, fast food restaurants, and other retail uses, was located on the southwest corner of Compton Boulevard and Atlantic Avenue, approximately 200 feet from the subject property. This shopping center serves the retail needs of the residents in the immediate neighborhood.

STAFF EVALUATION

The proposed single-family dwelling will be located on a 2,500-square foot lot in a C-3 zone. Due to its smaller size, the land use options on the subject property are extremely limited. An alternative use of land may not be physically feasible.

There are several other single- and multi-family dwellings on C-3 zoned properties on the same block along Compton Boulevard, including previously approved two-family dwellings on a 2,500-square foot lot under R2004-00722-(2).

The proposed project is designed to attenuate potential noises and fumes from the adjoining auto repair shop to the east by having less window space on that side and a six-foot masonry wall on the property boundary.

The project will be in conformance with the development standards of the East Compton Community Standards District and other sections of the zoning code, with the exception of the proposed wrought iron fence in the front yard setback to be six-foot in lieu of the maximum of three and one-half feet. However, the height of the proposed fence is consistent with the fences on other commercial and residential properties along Compton Boulevard and may be necessary to prevent trespass and to protect privacy of the residents. In addition, the proposed landscaping within the ample front yard setback will improve the appearance of the corridor. The proposed modification can be granted through the Conditional Use Permit process.

Staff is of the opinion that the proposed project will be compatible with the existing pattern of development in the neighborhood. Conditions of approval will ensure that the project will be compatible with surrounding development.

FEES/DEPOSITS

If approved, the following fees will apply unless modified by the Regional Planning Commission:

Zoning Enforcement:

Inspection fees of \$750.00 to cover the costs of 5 recommended biennial zoning enforcement inspections.

STAFF RECOMMENDATION

Approval

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing. If the Commission finds the request satisfies Conditional Use Permit burden of proof requirements, then Staff recommends **APPROVAL** of Project Number R2005-04132-(2), Conditional Use Permit Number 200600074-(2), subject to the attached conditions. Staff also recommends that the project be inspected biennially for ten years for compliance with the final conditions of approval.

SUGGESTED MOTION

"I MOVE THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION INDICATES ITS INTENT TO APPROVE CONDITIONAL USE PERMIT NUMBER 200600074-(2), AND INSTRUCTS STAFF TO PREPARE FINAL ENVIRONMENTAL DOCUMENTS, FINDINGS, AND CONDITIONS OF APPROVAL."

Prepared by Natsue Sheppard, Regional Planning Assistant II
Reviewed by Russell J. Fricano, Ph.D., AICP,
Supervising Regional Planner, Zoning Permits Section II

Attachments:

Draft Conditions of Approval
Applicant's Burden of Proof statement
Environmental Document
Site Photographs
Site Plan
Land Use Map

RJF:NS
2/8/07

1. This grant authorizes the use of the subject property for a single-family dwelling, as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 9.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within two (2) years from the date of approval. A one (1) year time extension may be requested in writing and with payment of the

applicable fee at least six (6) months prior to the expiration date.

7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$750.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for 5 biennial inspections for the first ten (10) years of this grant. Inspections shall be unannounced. The deposit shall be paid within 90 days of the grant approval.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.
11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

12. All structures and land and street improvements shall conform with the requirements of the Building and Safety Division of the Los Angeles County Department of Public Works.
13. The subject project shall be developed and maintained in compliance with the requirements of Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said Department.
14. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. The only exceptions shall be seasonal decorations.
15. In the event of an occurrence of such extraneous markings, drawings, or signage, the permittee shall remove or cover them within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control.
17. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of a revised Exhibit "A," identical to that presented at the public hearing, that depicts all required project changes, including: a) correct scales on the site plan and elevations, and b) a landscaping plan. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.
18. For the life of this grant, the permittee shall maintain the landscaping in the front yard and rear yard as depicted on the approved Exhibit "A" in a neat, clean, and healthy condition, including proper pruning, weeding, fertilizing, removal of litter, and replacement of plants when necessary.
19. Chain-link, barbed and concertina wire fences are prohibited.
20. All projections into side yards, including but not limited to roof projections or utilities such as water heaters and metering equipment, shall not be nearer than two and one half (2.5) feet from any lot or highway lines.
21. Two (2) standard parking spaces as depicted on the approved Exhibit "A" must be maintained for the single-family residential unit on the property.

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed residence in this area is consistent with the
vicinity and will infill an area that create nuisance and
will not endanger the public

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed residence is conforming the residential
development standards

- C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required
- This is one residence and will not impact the existing traffic
the access to the parking is thru the alley at the rear of
the property

ENVIRONMENTAL DOCUMENT CATEGORICAL EXEMPTION

January 8, 2007

Viridiana Garcia
1354 Monterey Avenue
Ontario, CA 91671

SUBJECT: PROJECT NO. R2005-04132-(2)
CONDITIONAL USE PERMIT NO. 200500074
4315 E. COMPTON BOULEVARD, EAST COMPTON

On January 8, 2007, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- | | |
|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> | Use of previously prepared EIR |
| <input checked="" type="checkbox"/> | Categorical Exemption |
| <input type="checkbox"/> | Negative Declaration |
| <input type="checkbox"/> | Mitigated Negative Declaration |
| <input type="checkbox"/> | Other: _____ |
| <input type="checkbox"/> | Environmental Impact Report (EIR) |

If you have any questions regarding the above determination or environmental document preparation, please contact **Ms. Natsue Sheppard** of Zoning Permits II Section at (213) 974-6435, Monday to Thursday between 7:30 a.m. and 5:30 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning

Russell J. Fricano

Russell J. Fricano, PhD. AICP, Supervising Regional Planner
Zoning Permits II Section

BWM:RJF:ns

LOS ANGELES COUNTY LETTERGRAM

| | | | |
|-----------|---|-------------|--------------------------------------|
| TO | Russell J. Fricano Zoning Permits II | FROM | Natsue Sheppard Zoning Permits II |
|-----------|---|-------------|--------------------------------------|

**PROJECT NO. R2005-04132-(2) / CONDITIONAL USE PERMIT NO. 200500074
4315 E. COMPTON BOULEVARD, EAST COMPTON**

Date: January 8, 2007

The applicant is requesting a Conditional Use Permit to authorize the construction, use, and maintenance of a new single-family residence in a vacant lot in the C-3 zone. The proposed 1,844.50-square foot residential structure will be constructed on a vacant lot within an urbanized area.

As such, this project qualifies for Class 3 Categorical Exemption – New Construction or Conversion of Small Structures.

The staff of the Zoning Permits II Section recommends a Categorical Exemption since it meets the criteria set forth in Class 3 of the State CEQA Guidelines (Article 19, Categorical Exemptions) and Class 3 of the County Guidelines (Appendix G, Categorically Exempt Projects).

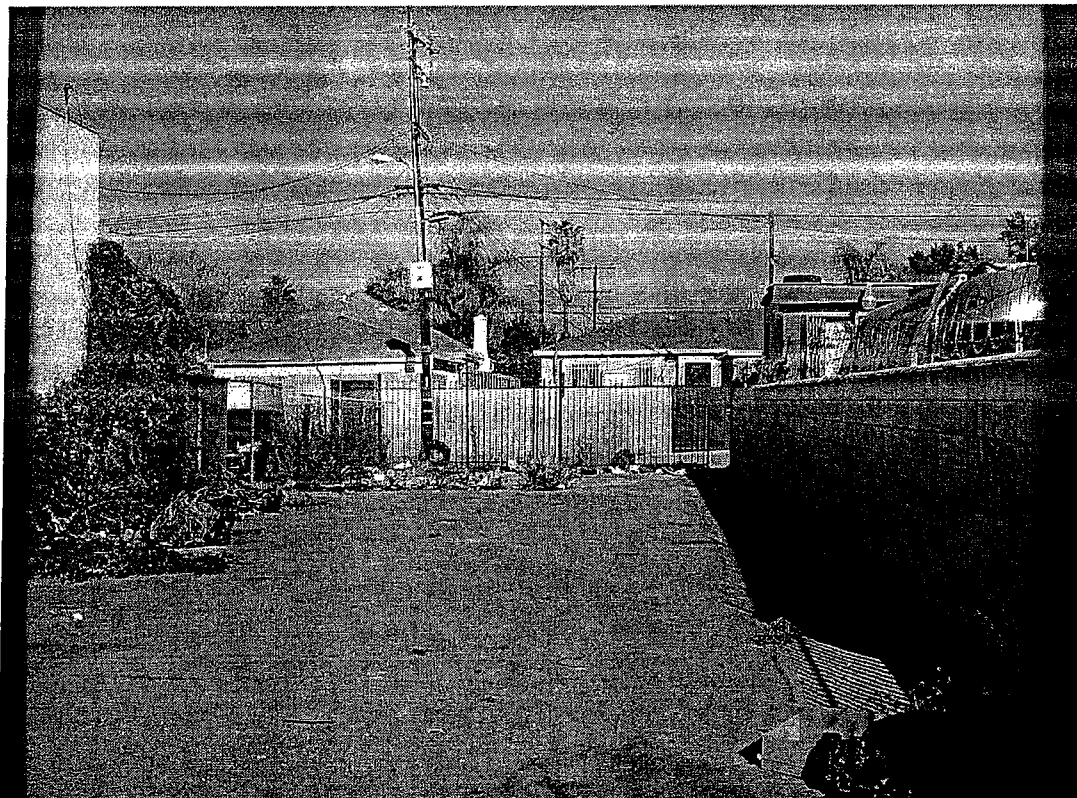
If you have any questions regarding the above determination or environmental document preparation, please contact Natsue Sheppard of the Zoning Permits II Section at 4-6435.

A NOTICE OF EXEMPTION MAY BE FILED WITH THE COUNTY CLERK UPON APPROVAL OF THIS PROJECT.

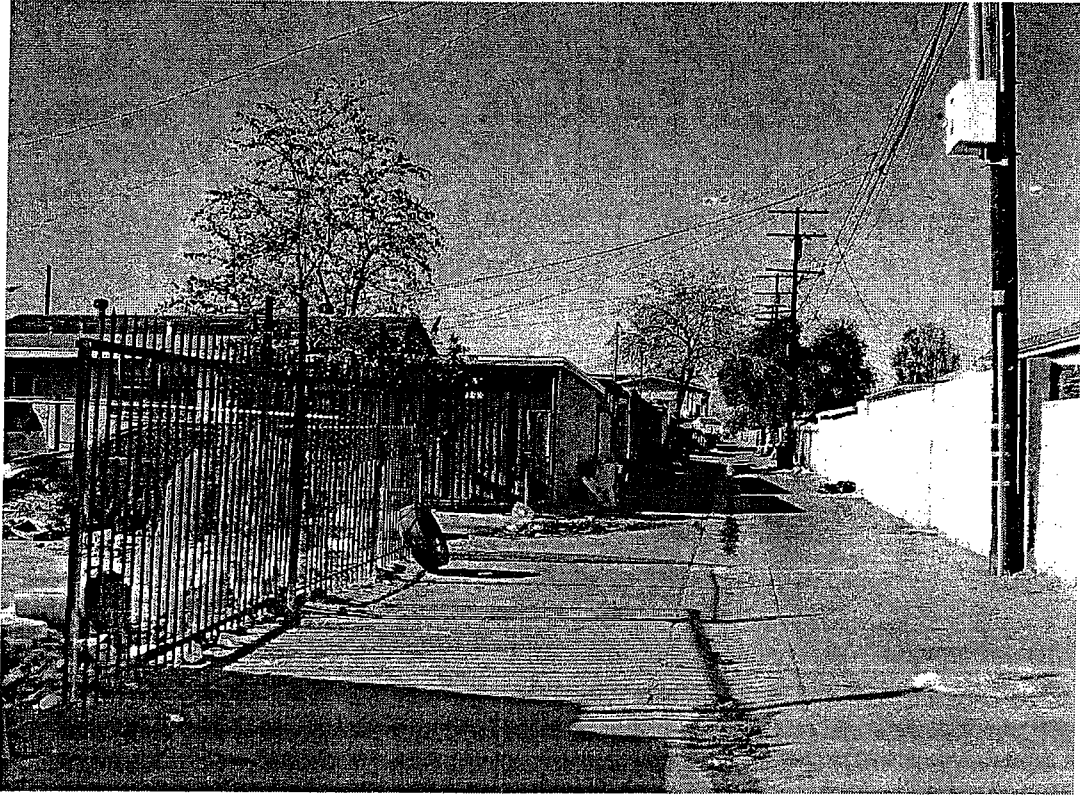
COMMENTS:



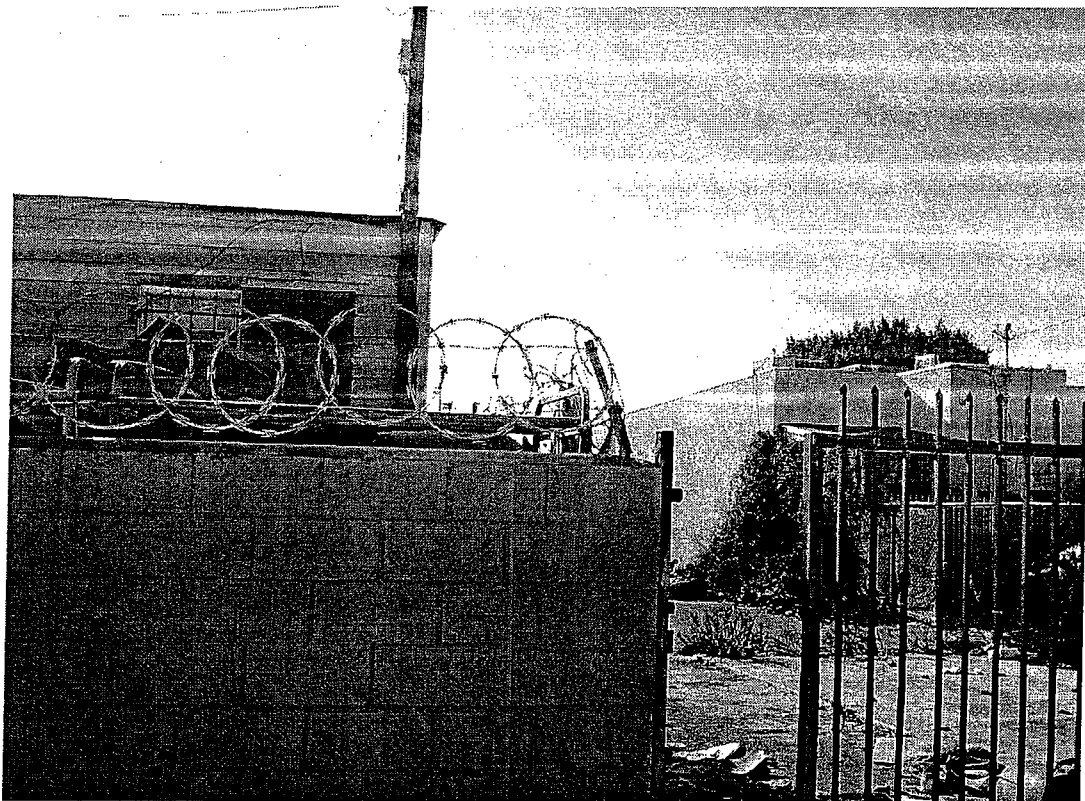
1. Subject Site, 4315 E. Compton Blvd.: Facing North on Compton Blvd.



2. Subject Site, 4315 E. Compton Blvd.: Facing North on Compton Blvd.

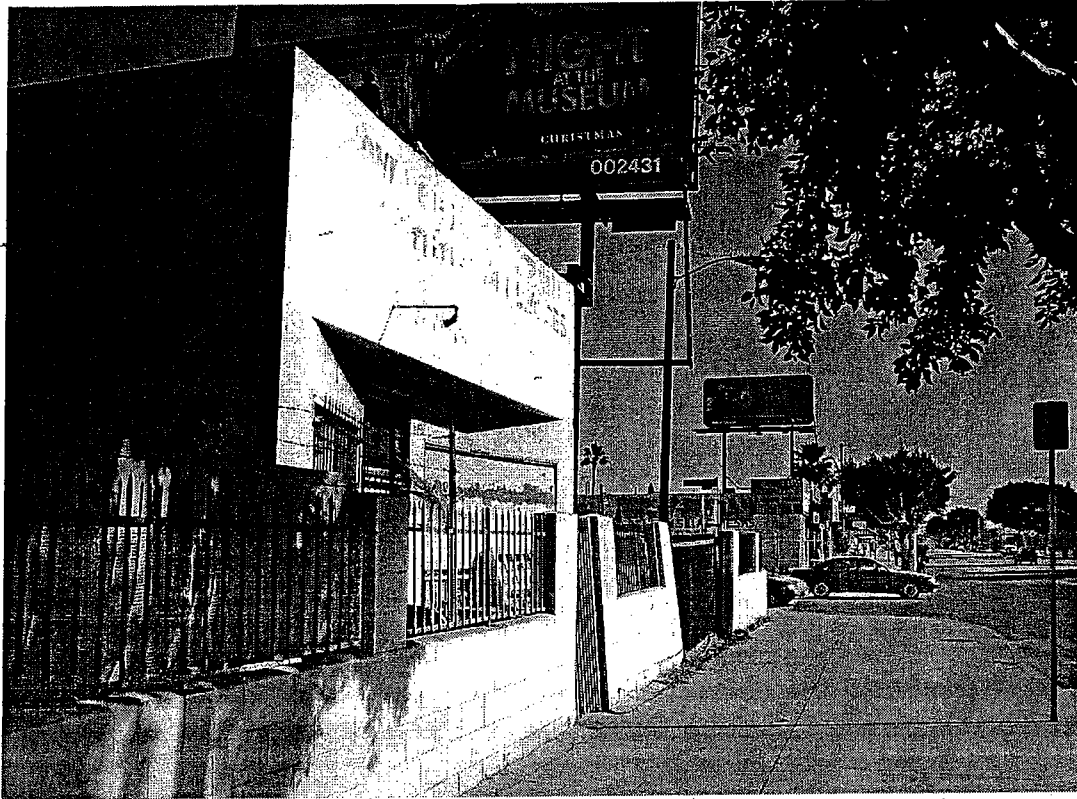


3. 20-foot Alley Adjoining to the North of the Subject Site Facing West.



4. Subject Site and Adjoining Property Facing Southwest on 20-foot Alley

R2005-04132-(2), CUP200600074-(2)
4315 E. COMPTON BOULEVARD



5. Adjoining Auto Repair Shop, 4319-25 E. Compton Blvd.: Facing Northeast on Compton Blvd.



6. Adjoining Auto Repair Shop, 4319-25 E. Compton Blvd.: Facing North on Compton Blvd.

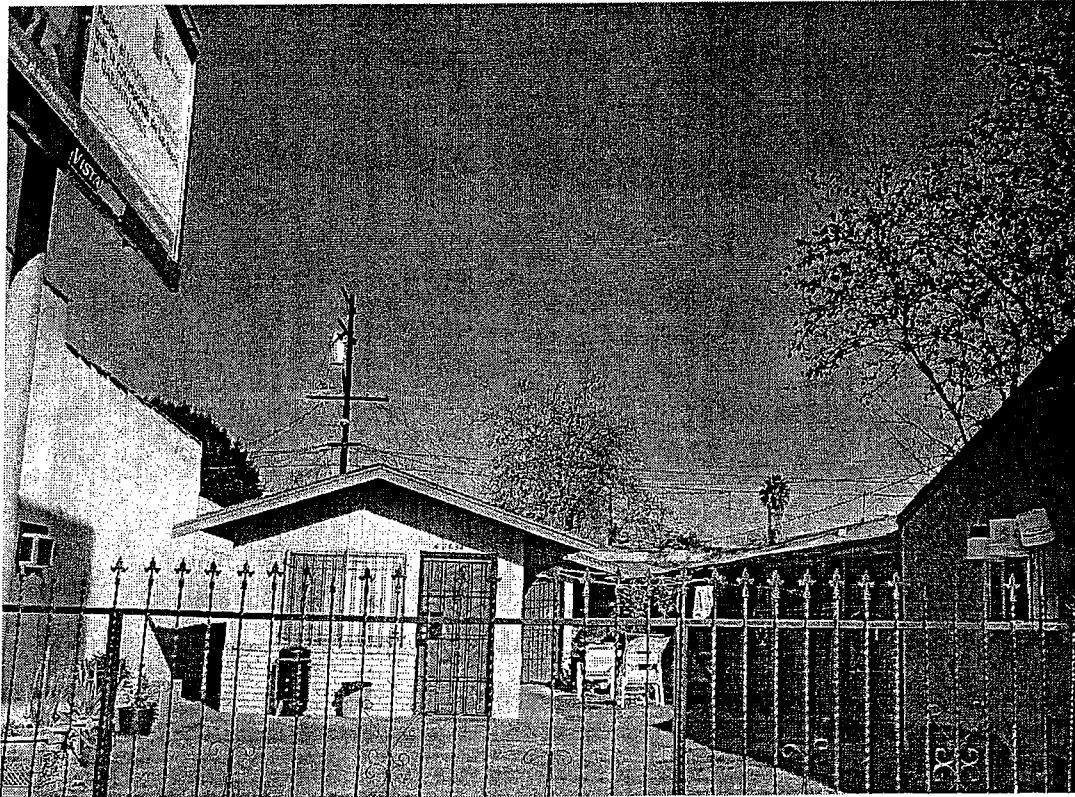
R2005-04132-(2), CUP200600074-(2)
4315 E. COMPTON BOULEVARD



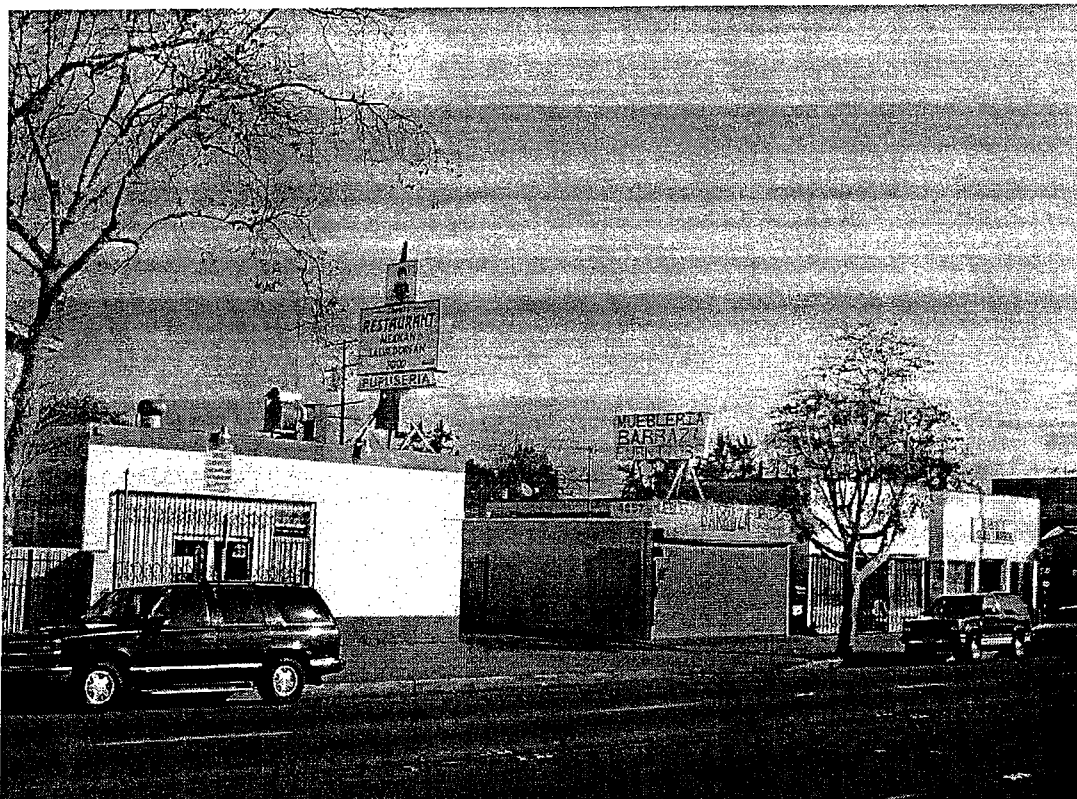
7. Adjoining Vacant Store, 4311 E. Compton Blvd.: Facing Northeast on Compton Blvd.



8. Vacant Restaurant, 4309 E. Compton Blvd. and Single-Family Dwelling, 4307 E. Compton Blvd.: Facing Northwest on Compton Blvd.



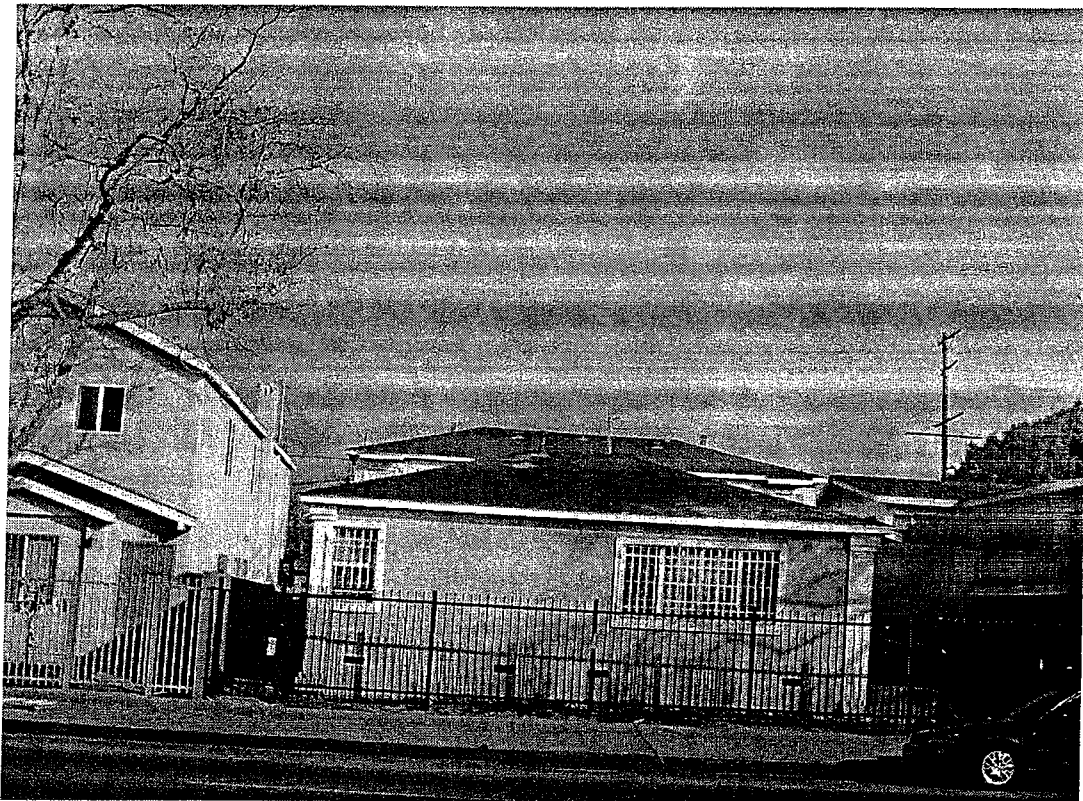
9. Four-unit Apartment Building (per Assessor's Record), 4265 E. Compton Blvd.: Facing North on Compton Blvd.



10. Restaurant, 4253 E. Compton Blvd. and Furniture Store, 4257 E. Compton Blvd.: Facing Northeast on Compton Blvd.

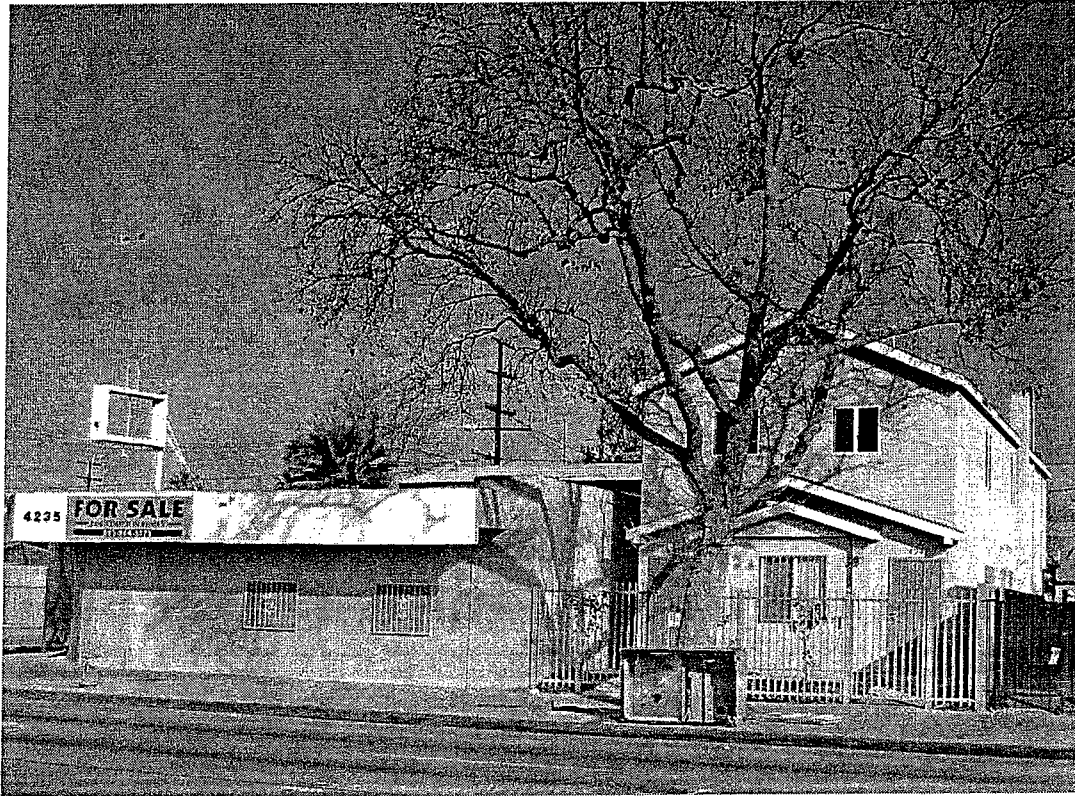


11. Four-unit Apartment Building (per Assessor's Record), 4265 E. Compton Blvd.:
Facing North on Compton Blvd.

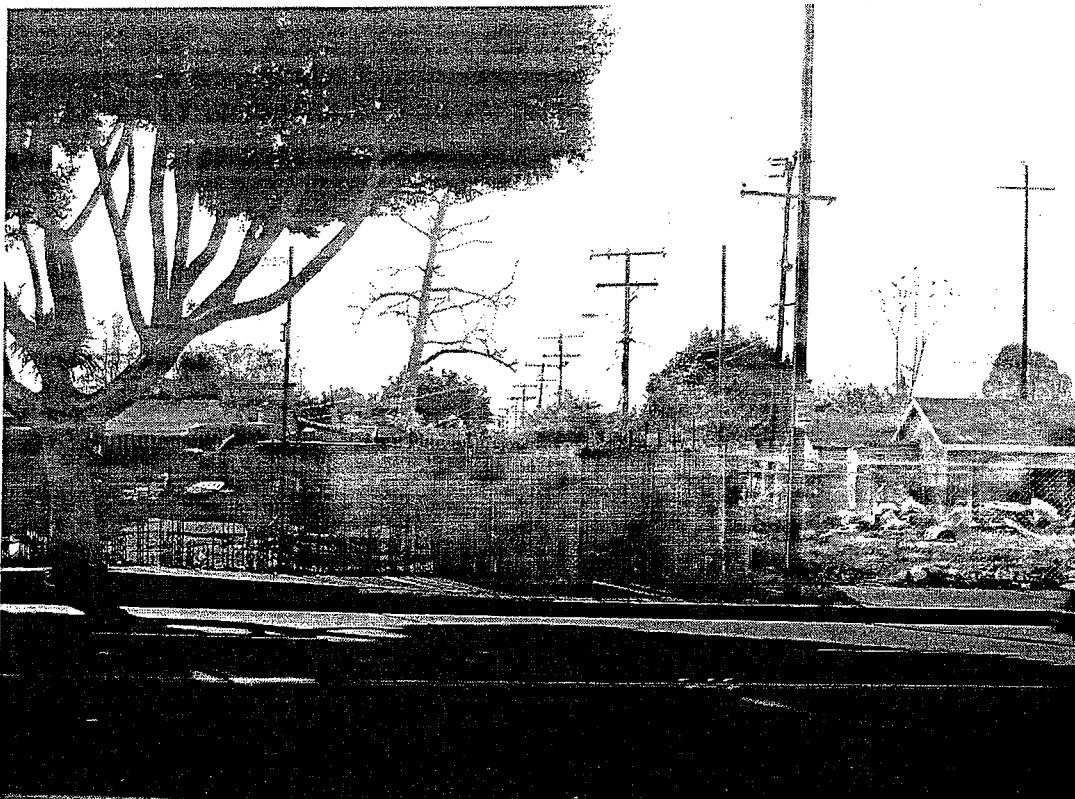


12. Five-Unit Apartment Building (Per Assessor's Record) 4243 E. Compton Blvd.:
Facing North on Compton Blvd.

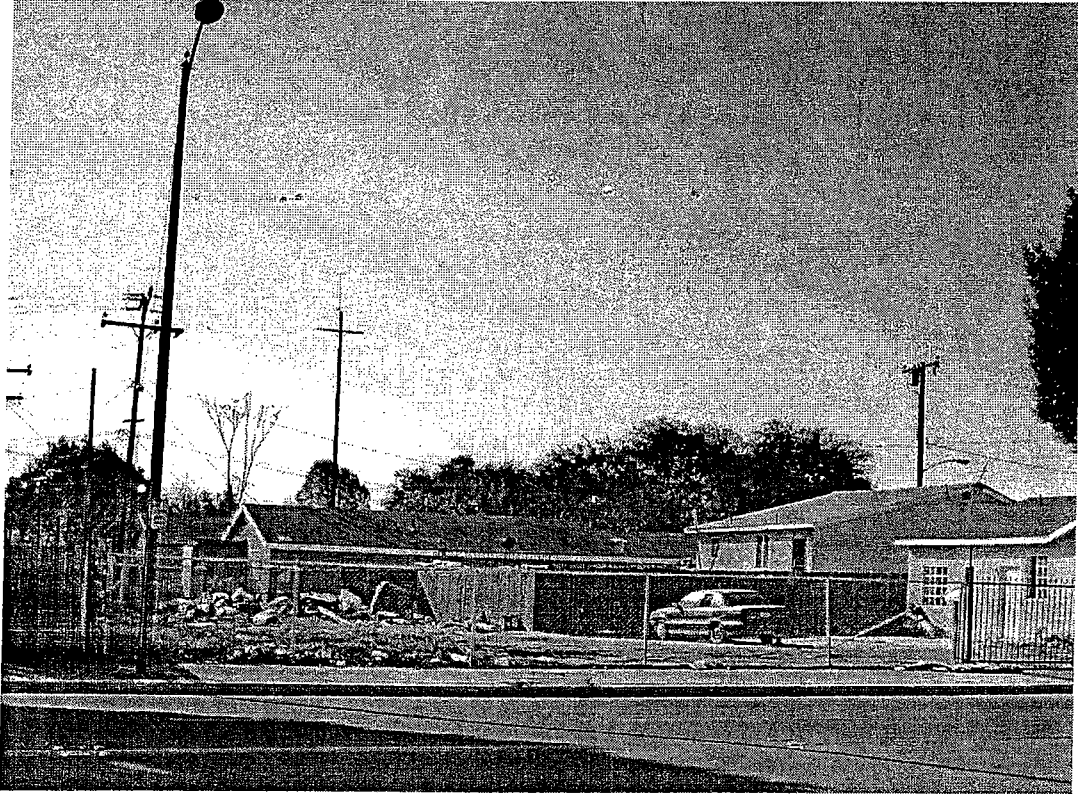
R2005-04132-(2), CUP200600074-(2)
4315 E. COMPTON BOULEVARD



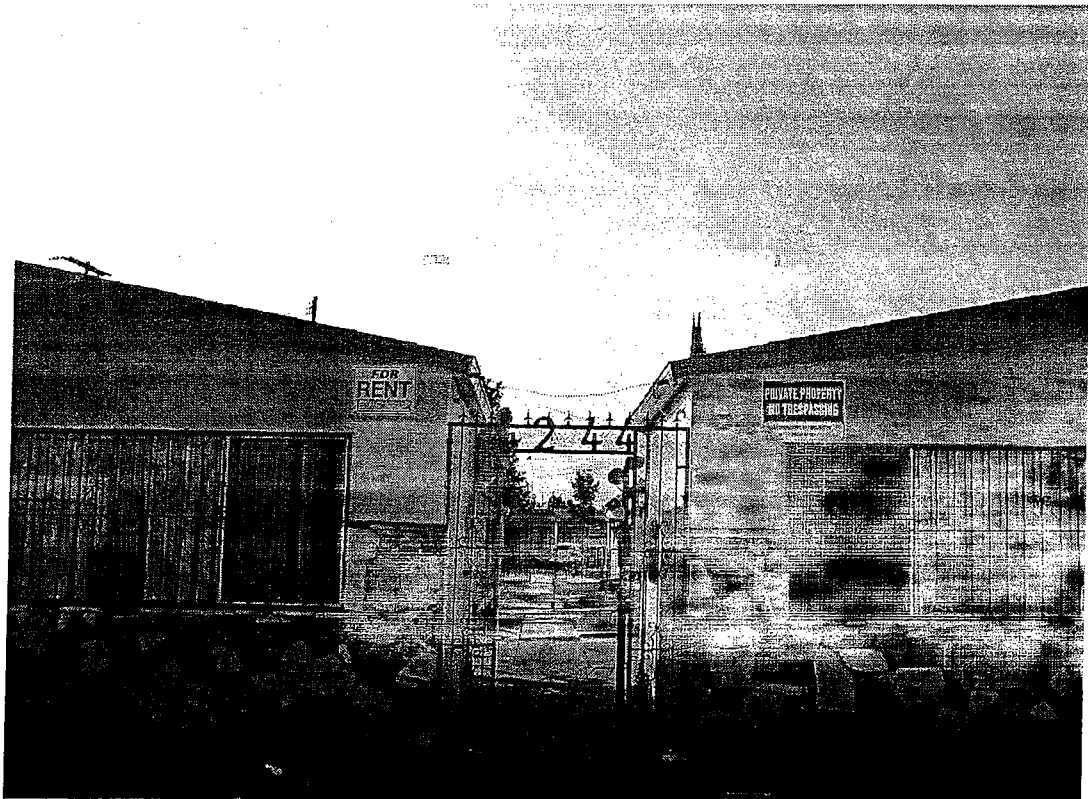
13. Two-Family Dwellings approved under R2004-00722 4239-4241 E. Compton Blvd. and Vacant Commercial Building and a Residential Unit in Rear 4235 E. Compton Blvd.: Facing North on Compton Blvd.



14. Adjoining Vacant Lot to the South of Compton Blvd.: Facing South on Compton Blvd.



15. Adjoining Vacant Lot and Multi-Family Dwellings to the South of Compton Blvd.: Facing Southwest on Compton Blvd.



16. Four-Unit Apartments (Per Assessor's Record), 4224 E. Compton Blvd.: Facing South on Compton Blvd.

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17. Dominquez Plaza Shopping Center on the Southwest Corner of Compton Blvd. and Atlantic Ave.: Facing Southwest on Compton Blvd.



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NO. R2005-04132-(2)

CONDITIONAL USE PERMIT CASE NO. 200600074

RPC/HO MEETING
DATE
March 7, 2007

CONTINUE TO

AGENDA ITEM

PUBLIC HEARING DATE
February 14, 2007

| | | | | | |
|---|----------------------|--|--|---|----------------------------|
| APPLICANT Noe Hernandez/Victor Orozco | | OWNER Rosa E. Garcia | | REPRESENTATIVE Viridiana Garcia | |
| REQUEST Conditional Use Permit: To authorize the construction, use, and maintenance of a new single-family residence in a vacant lot in the C-3 zone. | | | | | |
| LOCATION/ADDRESS 4315 E. Compton Boulevard, East Compton | | | ZONED DISTRICT East Compton | | |
| ACCESS Near Northwest Corner of Compton Boulevard and Cookacre Street | | | COMMUNITY East Compton | | |
| | | | EXISTING ZONING C-3 (Unlimited Commercial) | | |
| SIZE 2,500 sq. ft. | | EXISTING LAND USE Vacant Lot | | SHAPE Rectangular | TOPOGRAPHY Level |
| SURROUNDING LAND USES & ZONING North: Single-Family Dwellings – R-2 (Two-Family Residential) | | | East: Commercial – C-3 (Unlimited Commercial) | | |
| South: Commercial – C-3 (Unlimited Commercial) | | | West: Commercial, Single-Family Dwellings – C-3 (Unlimited Commercial) | | |
| GENERAL PLAN | DESIGNATION | | MAXIMUM DENSITY | | CONSISTENCY |
| Countywide | C (Major Commercial) | | N/A | | See Staff Report |
| No Community Plan | N/A | | N/A | | N/A |
| ENVIRONMENTAL STATUS Categorical Exemption | | | | | |
| DESCRIPTION OF SITE PLAN The site plan depicts a new single-family residence on a 2,500-square foot vacant lot having a frontage of 25 feet along Compton Boulevard, a frontage of 25 feet along a 20-foot wide alley, and a depth of 100 feet in C-3 zone. The proposed project is a two-story, 1,844.50-square foot residential building with an attached two-car garage accessed via the 20-foot wide alley on the north of the property. The subject project is located within East Compton Community Standards District. | | | | | |
| KEY ISSUES <ul style="list-style-type: none">Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.Satisfaction of Section 22.44.112 of Title 22 of the Los Angeles County Code, East Compton Community Standards District. | | | | | |

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

| | | |
|--|---|-------------------------------------|
| STAFF CONTACT PERSON Natsue Sheppard (213) 974-6435 | | |
| RPC HEARING DATE(S) February 14, 2007 | RPC ACTION DATE March 7, 2007 | RPC RECOMMENDATION Denial |
| MEMBERS VOTING AYE Valadez, Modugno, Bellamy, Helsley, Rew | MEMBERS VOTING NO None | MEMBERS ABSTAINING None |
| STAFF RECOMMENDATION (PRIOR TO HEARING) Approval | | |
| SPEAKERS* (O) 1 (F) 1 | PETITIONS (O) None (F) None | LETTERS (O) None (F) None |

* (O) = Opponents (F) = In Favor

